

DeKalb County Historic Preservation Commission

Monday March 18th, 2024- 6:00 P.M.

Staff Report

Regular Agenda

- O. 1020 Springdale Road, Lena Murphy. Construct a rear addition, enclose rear porch, install a pool, patio, and fence in rear yard. **1246928**

Built in 1923 (18 002 01 001)

This property is in the Druid Hills Character Area 1 and the Druid Hills National Register Historic District.

12-96 1020 Springdale Road - M. Riker Blanchard, Jr. - to add large addition **Approved**

4-99 1020 Springdale Road (DH), Leeza Cherniak Edelson. Construct a two story garage to right rear; extend paving, install gate; build stone wall; connect garage to house with a breezeway. **Approved**

Summary

This property is on the northwest corner of Springdale Rd and The By Way.

The applicant proposes to:

1. Replace section of breezeway at the right rear of the house with an addition. Off the nonhistoric addition. Wood shingle siding asphalt shingle roof. Visible from in front but at the rear and small. 7' wide by 10'7" deep.
2. Build a rear porch with retractable screens. Wood shingle siding very shallow pitched roof with either gray membrane or standing seam metal roofing.
3. Install a stone patio and arbor. Replace windows with doors leading from the nonhistoric addition to the patio. Fiberglass Tuscan columns will support an arbor.
4. Install an 8' by 12' plunge pool in the backyard, set back 35' from The By Way right-of-way. A 5' tall chain link fence will run between the arbor and the new porch, surrounding the pool and raised lawn area discussed below
5. Install a granite retaining wall facing The By Way. Maximum height will be 28". Add fill behind the wall to provide a flat area for the pool. There is already a low granite retaining wall behind the house.
6. The applicant has withdrawn the proposal to install a living fence/landscaping to reduce the visibility from the street. She will probably bring this to the commission in the future.
7. Remove a 41" oak and a 25" oak. The applicant says the larger tree is leaning toward the house.
8. Replace ground floor windows on the back and right side of the rear wing.

All windows are Jeld-Wen wood with simulated divided lights.

Recommendation

1. **Approve.** This proposed change does not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.
2. **Approve.** This proposed change does not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

3. **Approve.** This proposed change does not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.
4. **Approve with the modification** that the fence be vinyl-clad and/or plantings be installed to block the view of the fence from Springdale and The By Way. Installation of the fence without making it less obtrusive would not be in compliance with Guideline 9.4 and would have a substantial adverse effect on the district and property.
5. **Approve.** This proposed change does not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.
6. **Withdrawn.**
7. **Approve with the modification** that appropriate replacement planting(s) be installed. Removal without replacement would not be in compliance with Guideline 8.2 and would have a substantial adverse effect on the district and property.
8. **Approve.** This proposed change does not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 8.2 *Trees* (p78) Recommendation - The mature hardwood forest within the Druid Hills Local Historic District should be perpetuated through a district-wide replanting program. Trees should be replaced when mature trees are lost to age or damage or are removed for safety reasons. Replacement trees should be of identical or similar varieties to the original trees. A diversity of tree types is recommended to perpetuate the existing character of most tree groupings. Replacement trees of adequate size (1.5" caliper minimum) are recommended. Existing ordinances that provide for the protection and replacement of the district's tree resources should be applied to development activities within Druid Hills.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl-covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and

may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.

- 9.6 *Accessory Buildings* (p91) Recommendation - Recreational structures, such as tree houses and play houses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.
- 9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: _____

Applicant: _____ E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____ Fax: _____

Applicant's relationship to the owner: Owner ☐ Architect: ☐ Contractor/Builder ☐ Other ☐

Owner(s): _____ Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project:

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☐ Moving a building ☐ Other building
changes ☐ New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental
changes ☐ Sign installation or replacement ☐ Other ☐

Description of Work:

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: Lena Murphy

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: _____

being owner(s) of the property at: _____

hereby delegate authority to: _____

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): _____

Date: _____

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting or coordinate sign posting with the applicant.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dccullis@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".	Y _____	N _____
I have reviewed the DeKalb County Tree Ordinance.	Y _____	N _____
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.	Y _____	N _____

1. General

- Label all drawings with the address of the site, owners' name, and contact phone number.
- Number all drawings.
- Include a graphic scale on reductions.
- Date all revisions.
- Indicate all unverified numbers with +/- signs
- Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- Topographical plan with significant trees sized and located;
- Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- Distance between houses;
- Façade width to finished face of material;
- Grading and elevations across site;
- Dirt removal or regrading if more than 18";
- Tree protection plan;
- Tree removal and replacement plan

3. Driveways and Walkways

- Location and relationship to house;
- Width;
- Material;
- Curb cut and apron width

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C0062 K, DATED 8-15-2019

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

ZONED: R-85

EXISTING WALL	#	T/W	B/W
MAX. LOT % = 35%	1	941.5,	941.0
MAX. HEIGHT=35	2	943.4	941.0
FRONT: 40'	3	951.7	947.5
SIDE: 8.5'	4	951.5	942.0
REAR: 40'	5	950.3	942.0
	6	947.0	942.0
	7	943.0	941.5
	8	942.5	939.5
LOT AREA:			
38,976 sq. ft.			
0.895 acres			

LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- OT OPEN TOP PIN
- CT CRIMP TOP PIN
- RB REINFORCING BAR
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- LL LAND LOT
- L LINE
- SD STORM DRAIN
- CONC CONCRETE
- C CURVE
- PP POWER POLE
- WM WATER METER
- EM ELEC. METER
- GM GAS METER
- LP LAMP POLE
- SS SANITARY SEWER
- N&C MAIL & CABLE
- F&E FIN. FLOOR ELEV.
- X-X- FENCE
- HW HARDWOOD
- P PINE

JONAS A. SHULMAN
DB 3607, PG. 742

SURVEY CLOSURE.

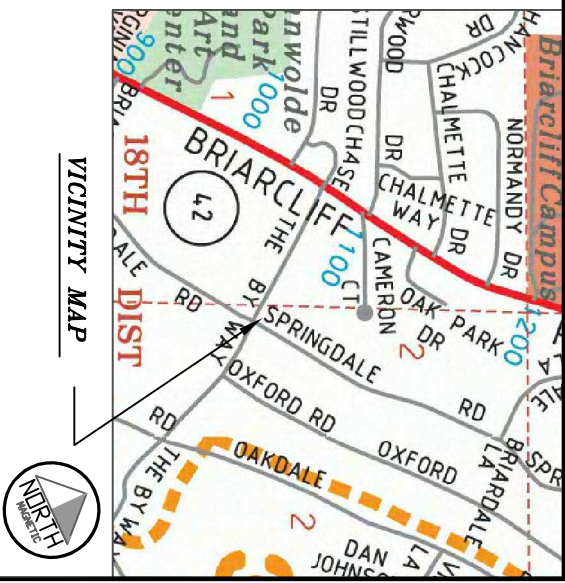
The field data upon which this plot is based has a closure of 1 foot in -10,000+- feet, an angular error of .03 seconds per angle and was adjusted using the Least Squares Method. This plot has been calculated for closure and found to be accurate to 1 foot in -100,000+- feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plot. All matters pertaining to title are excepted.

EXISTING AREA SQ.FT.	EXIST LOT COVERAGE
HOUSE 2174	
GARAGE 591	
PORTE COCHERE 174	
CONCRETE 3533	
BRICK 722	
PAYER/RIVER R. 481	
PATIO 146	
PORCHES 33	
FOUNTAIN 79	
STEPS 214	
TOTAL 8320 SF	
NET IMP. AREA / LOT AREA 8,342 X 100 = 21.35%	
38,976	

ANDREW P. JACKSON
DB 28817, PG. 96
LOT 4, BLK. 11
DRIUD HILL SUB-DIVISION

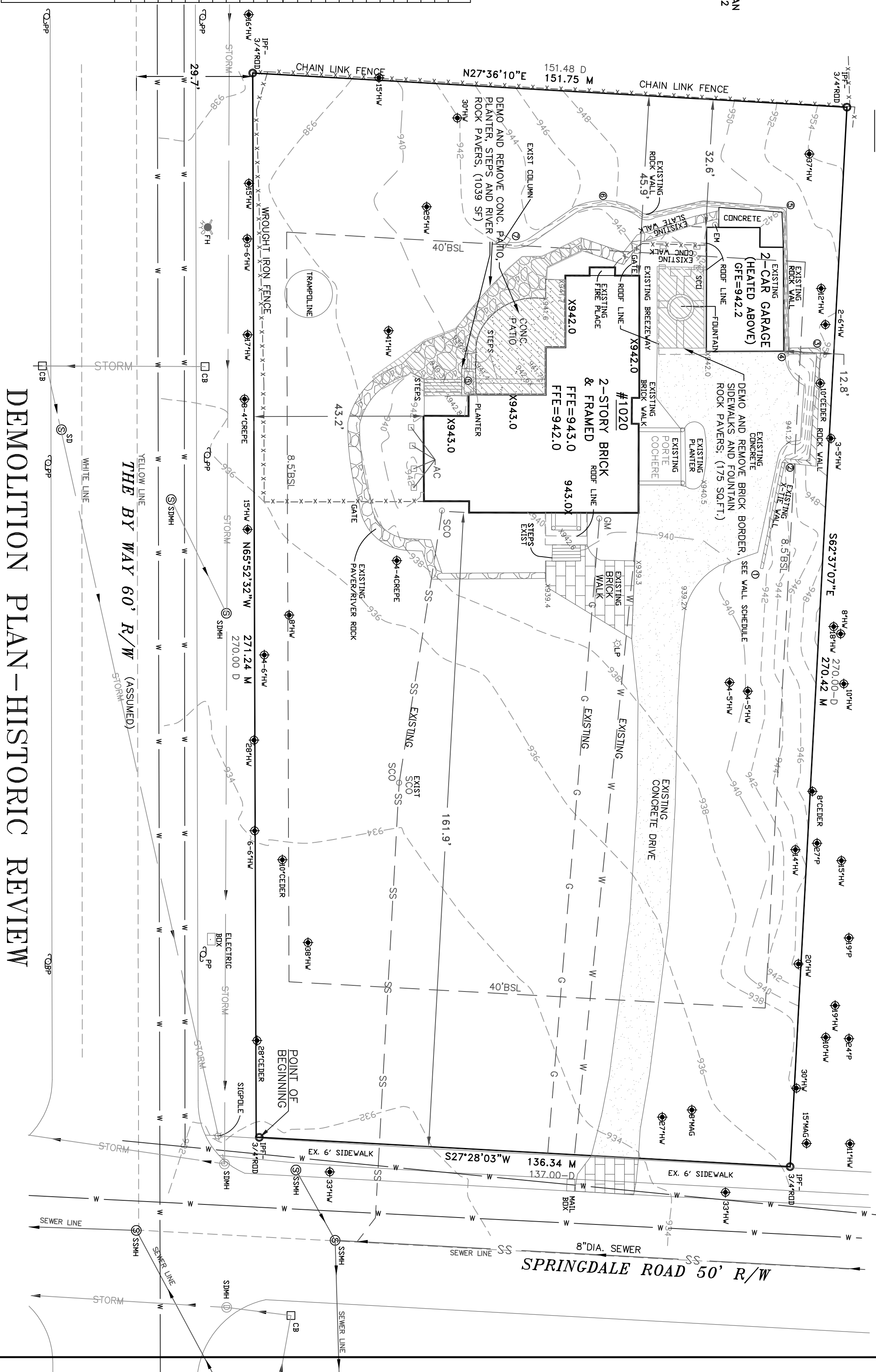
DIRT STATEMENT

DEMO DEBR= 44 CU. YDS.
DEBR TO BE HAULED OFF SITE
CUTS= 10 CU. YDS.
FILL= 10 CU. YDS.
NO GRADED SLOPES OVER 2h:1v"



EXISTING	EXIST	DEMO	NEW	FINAL
AREA	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
HOUSE	2174	0	0	2174
GARAGE	591	0	0	591
PORTE COCHERE	174	0	0	174
CONCRETE	3533	464	0	2869
BRICK	353	175	0	178
RIVER R.P.V.R.	722	455	0	267
PATIO	481	0	0	481
PORCHES	146	0	0	146
FOUNTAIN	33	33	0	0
STEPS	79	50	0	29
WALLS	214	0	0	214
PROPOSED				
EXIST IMPERVIOUS AREA	SQ.FT.	DEMO SQ.FT.	NEW SQ.FT.	FINAL SQ.FT.
STEPS	0	0	79	79
POOL	0	0	101	101
GRANITE WALL	0	0	38	38
PORCH W/SCR.	0	0	471	471
ARBOR PATIO	0	0	377	377
MUD ROOM	0	0	81	81
PATIO W ARBOR	0	0	52	52
TOTAL	8320	1214	1199	8342

FINAL LOT COVERAGE
NET IMP. AREA / LOT AREA
8,342 X 100 = 21.40%
38,976
81 SF HEATED SPACE ADDED TO SITE



DEMOLITION PLAN-HISTORIC REVIEW

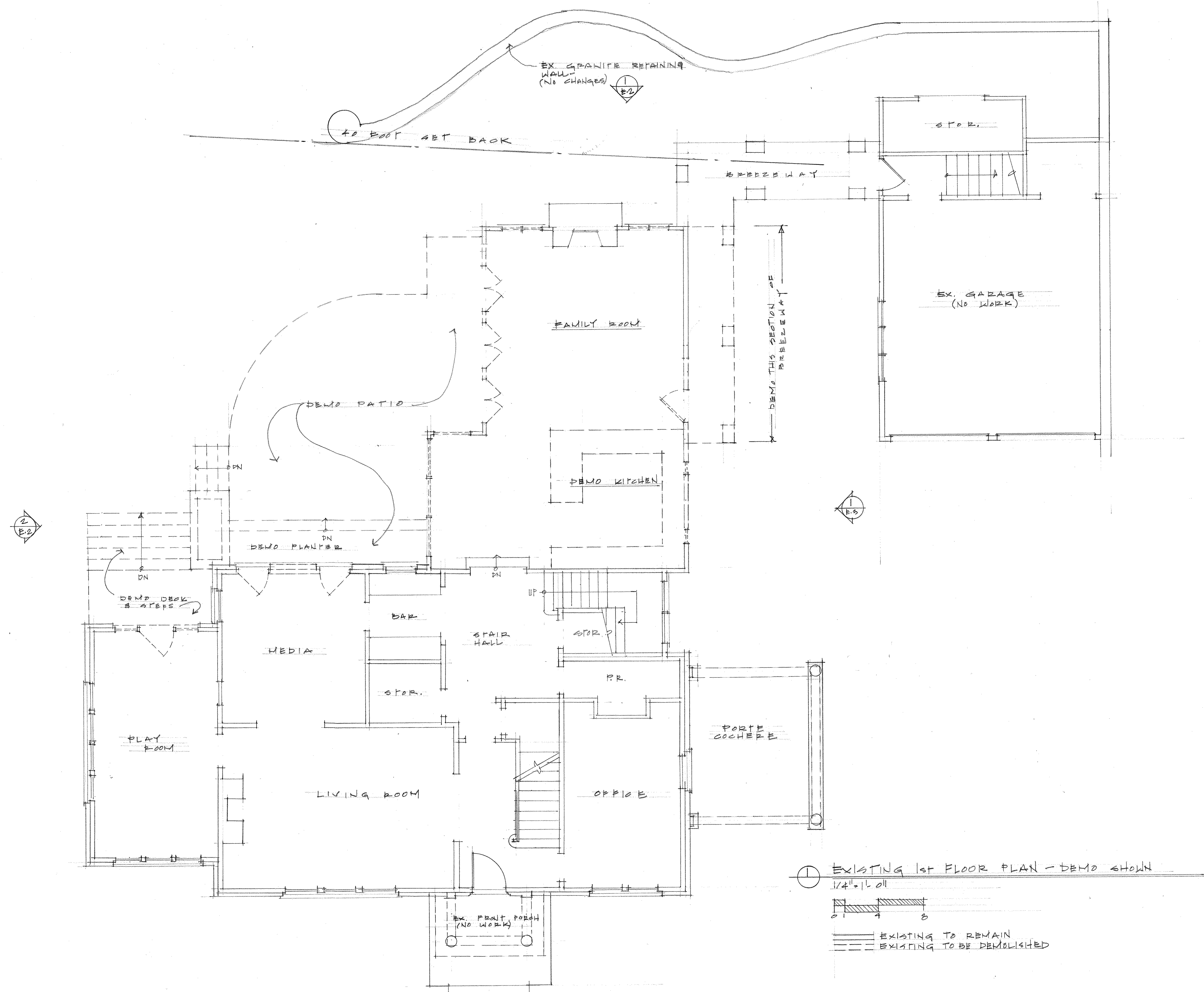
SURVEY CERTIFICATION

This plot is a retacement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. Recordation of this plot does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67

VEDDER SURVEYS & ASSOCIATES, LLC
39 Forsyth Landing Blvd.,
Forsyth, Ga 31029
TELEPHONE (678) 544-2585
EMAIL: GEORGE@VEDDERSURVEY.COM
GRAPHIC SCALE - FEET 1" = 20'

DEMO PLAN FOR HISTORIC REVIEW
RICHARD & LENA MURPHY
ADDRESS: 1020 SPRINGDALE ROAD, N.E.
LAND LOT 01 OF THE 18 TH DISTRICT DEKALB CO. GA.
PART LOT 3 BLOCK 11 DRIUD HILLS S/D,
DB 30303, PG. 752
DATE: 1-31-2024

SHEET NO.
D-1



1 EXISTING 1st FLOOR PLAN - DEMO SHOWN
1/4" = 1'-0"

0 1 4 8

EXISTING TO REMAIN
EXISTING TO BE DEMOLISHED

REVISIONS		BY
A PROPOSED RENOVATION FOR		
RICHARD & LENA MURPHY		
1020 SPRINGDALE ROAD, ATL. GA. 30307		
Date 15 JAN 2024		
Scale		
Drawn		
Job		
Sheet EX-1		
Of Sheets		

REVISIONS	BY



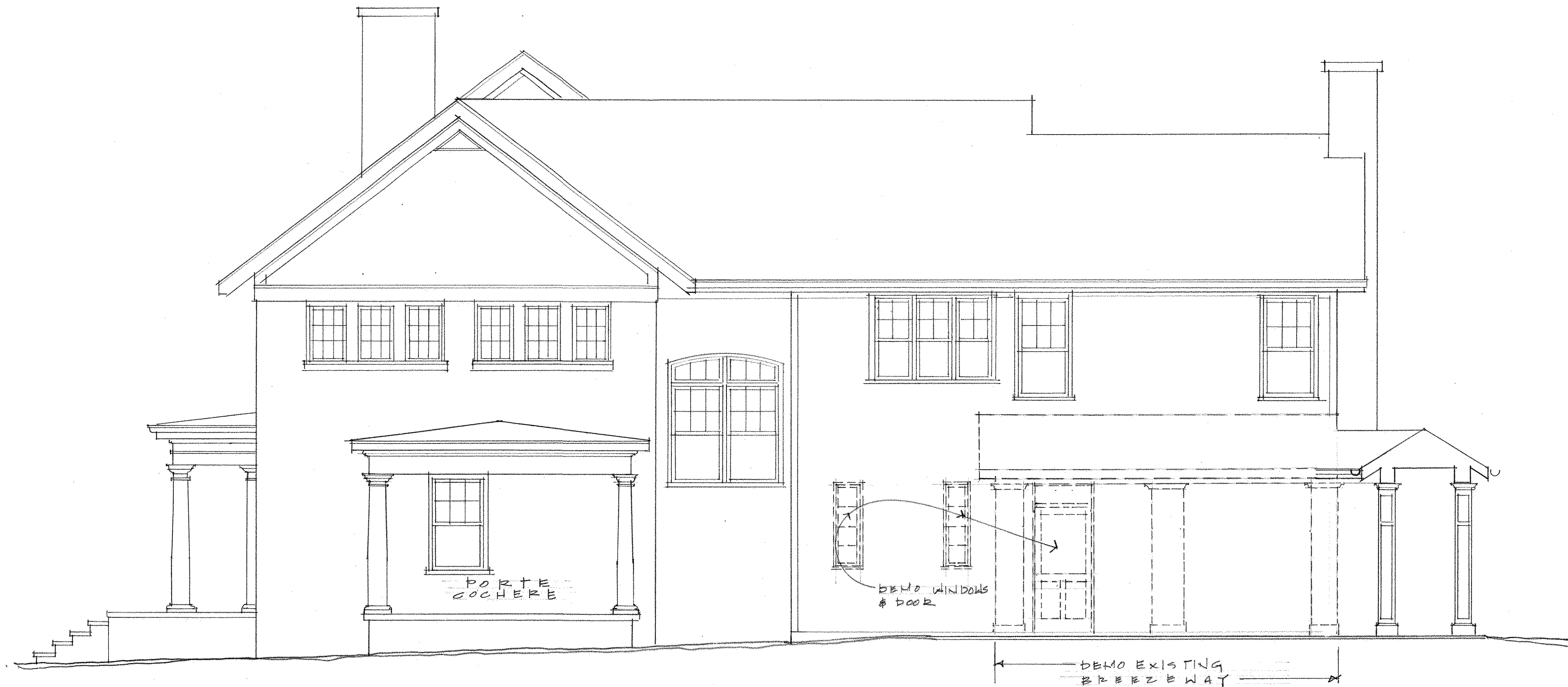
① EXISTING REAR ELEVATION - DEMO SHOWN
1/4" = 1'-0"



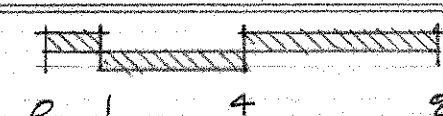
② EXISTING LEFT ELEVATION - DEMO SHOWN
1/4" = 1'-0"

APPROPOSED FOR
 RICHARD & LENA MURPHY
 1020 SPRINGDALE ROAD, ATL, GA. 30307

Date 15 JAN 2024
Scale
Drawn
Job
Sheet EX-2
Of Sheets



① EXISTING RIGHT ELEVATION - DEMO SHOWN
1/4" = 1'0"



REVISIONS BY

A PROPOSED RENOVATION
FOR
RICHARD & LENA MURPHY
1020 SPRINGDALE ROAD, ATL. GA. 30307

Date 15 JAN 2023

Scale

Drawn

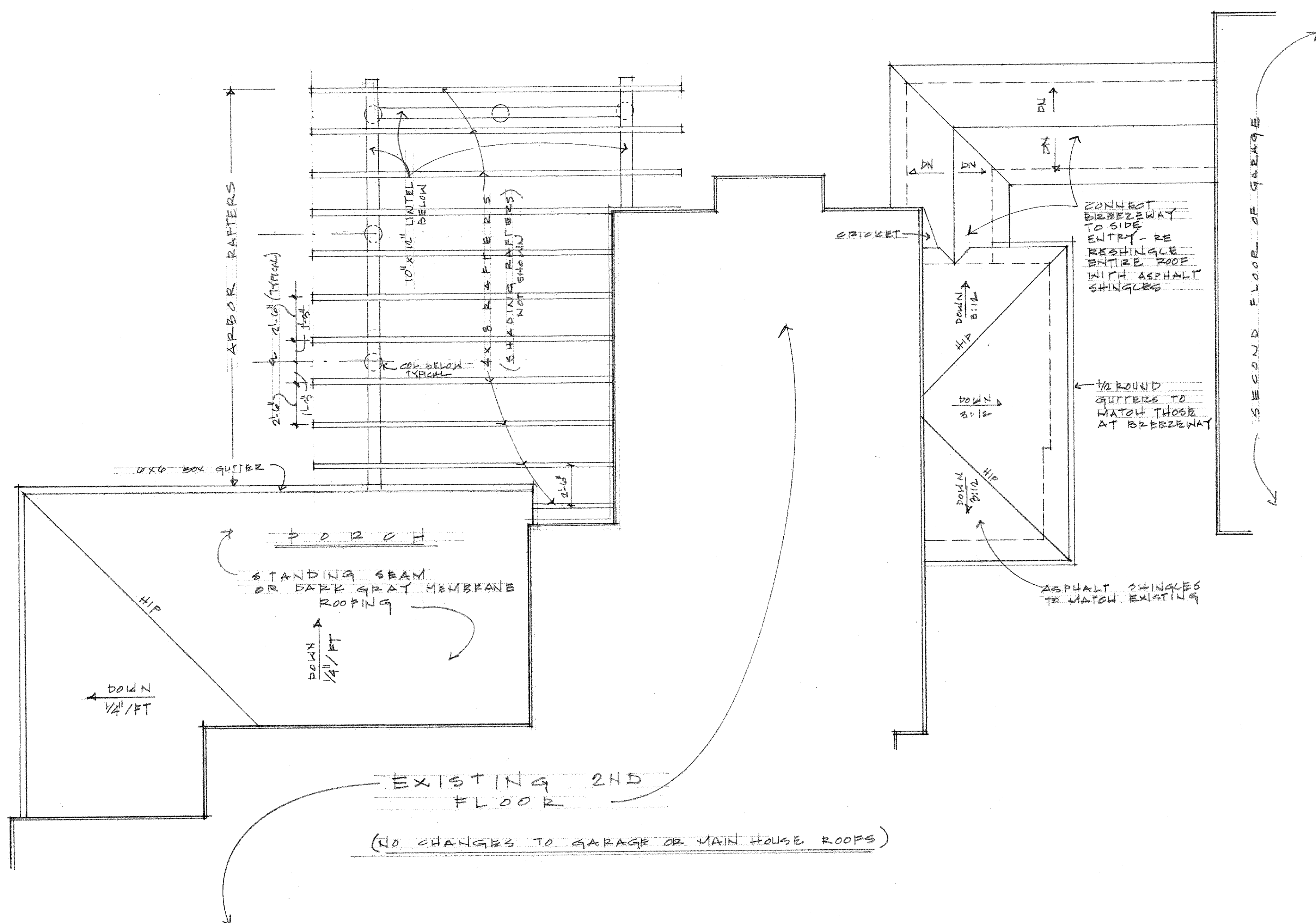
Job

Sheet

EX-3

Of Sheets

REVISIONS	BY



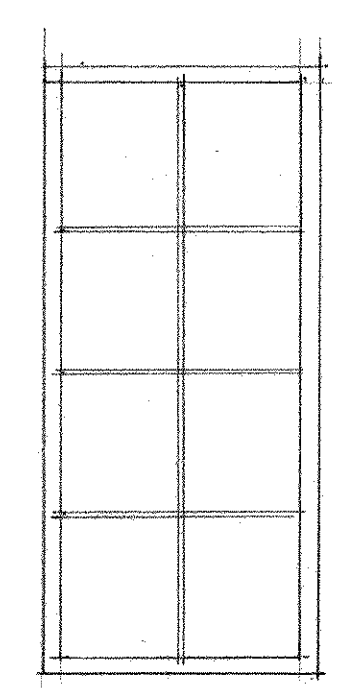
① ROOF PLAN AT ADDITIONS
1/4" = 160"

WINDOWS & SLIDING DOOR UNIT TO BE JELD-WEN SITE LINE WOOD UNITS WITH INSULATED GLASS, 7/8" SDL'S AND INTERNAL SPACER BARS. COORDINATE U-V FILTER OPTIONS WITH OWNER. UNITS TO COME WITH STARDARD BRICK MOLD TO MATCH EXISTING WINDOWS.

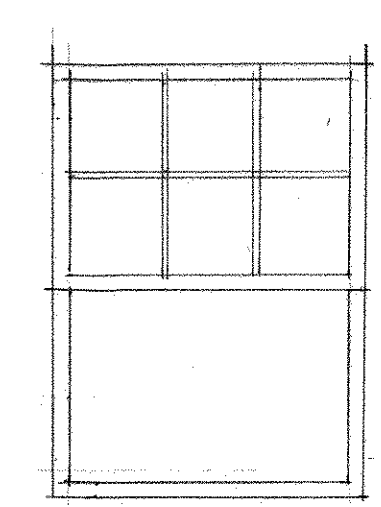
ARCHITECT TO REVIEW & APPROVE SCALED ELEVATIONS FROM JELD-WEN PRIOR TO PLACING ORDER.

IMPORTANT:

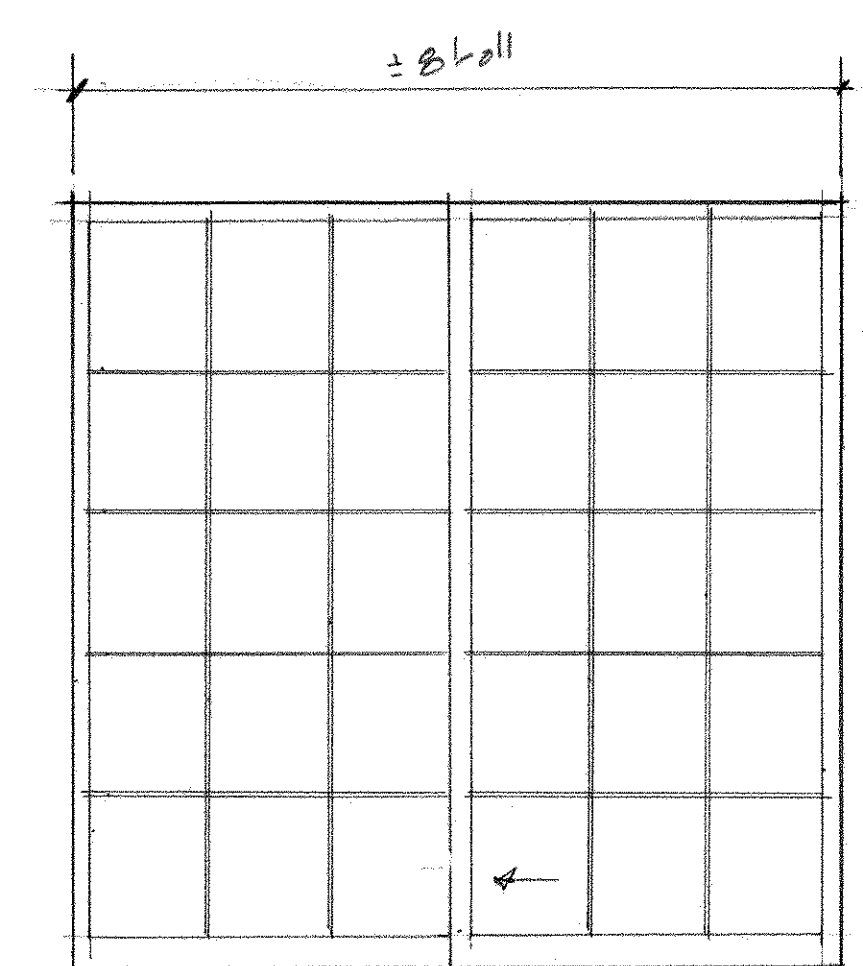
ARCHITECT TO APPROVE ALL SUBSTITUTES.



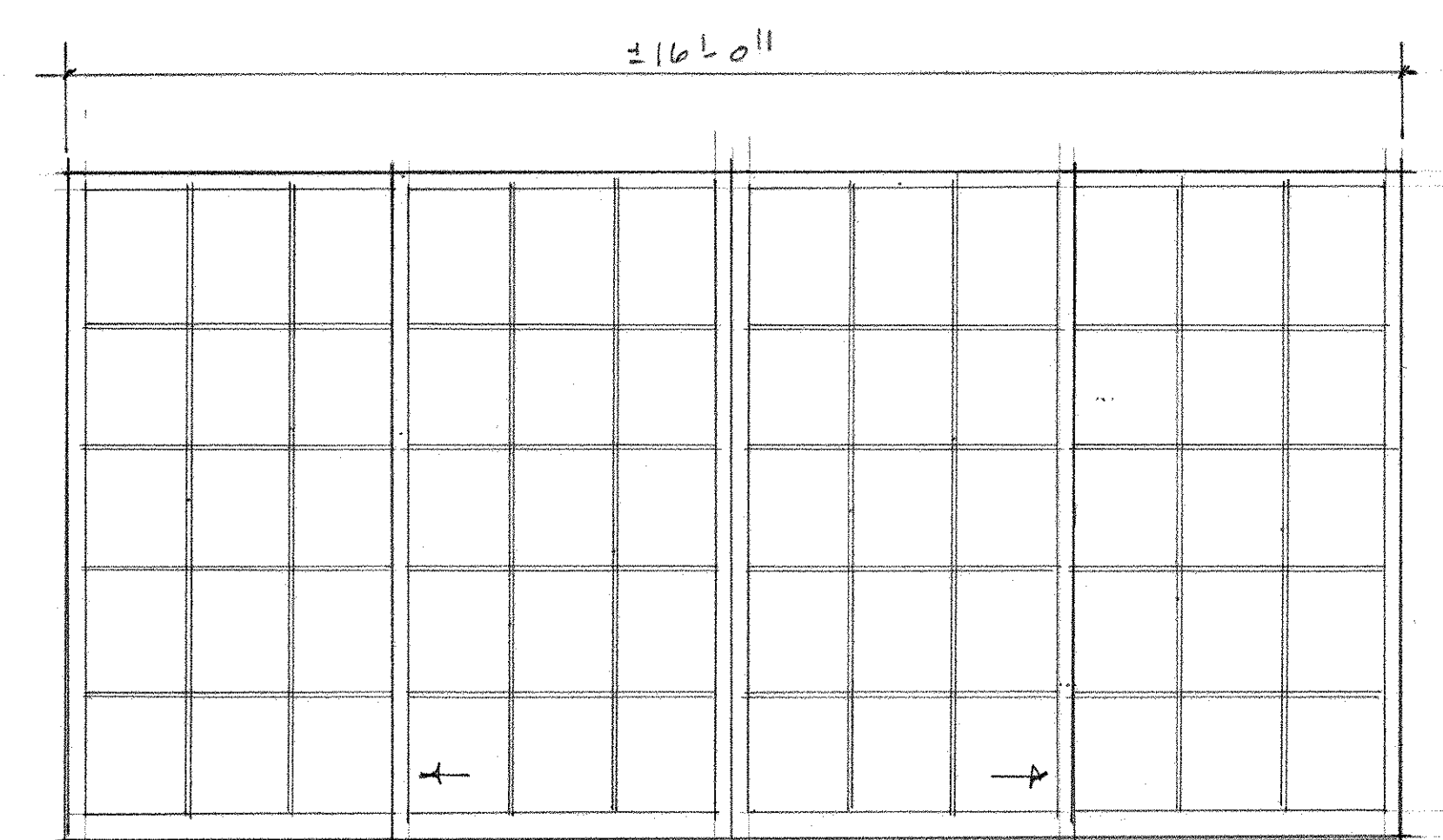
A
SWDP 3780
(3 UNITS)



B
SWDP 4160
(2 UNITS)



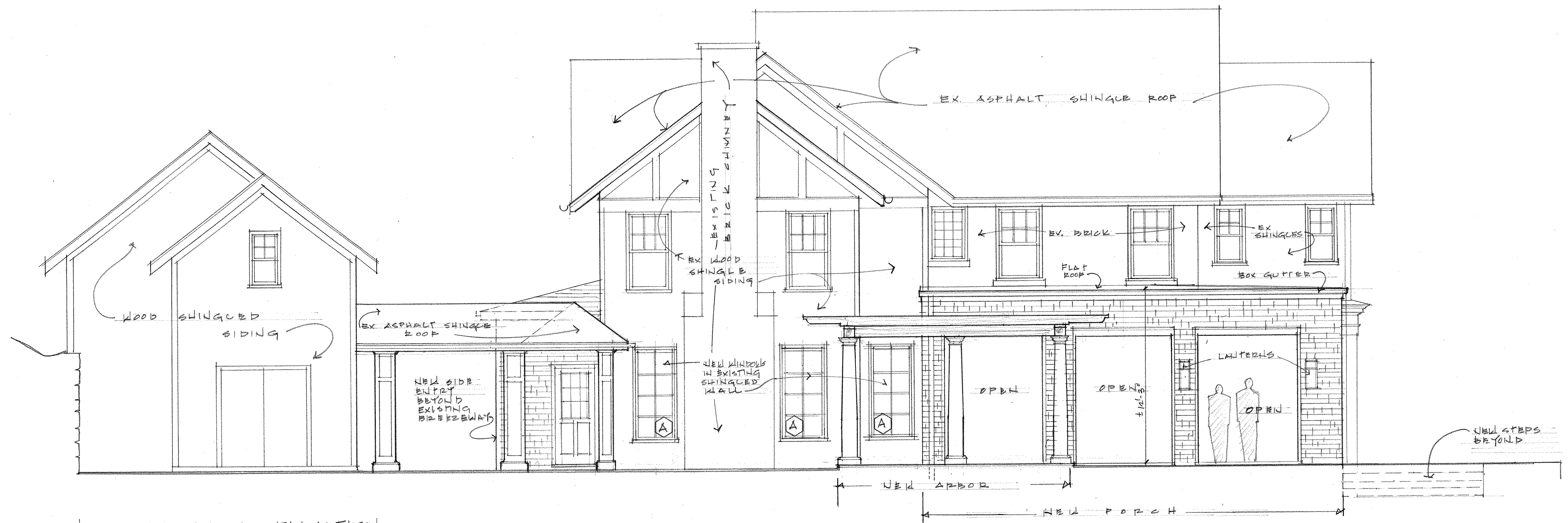
① (2 UNITS)
VERIFY SLIDE DIRECTION
NARROW SITE SLIDING SERIES



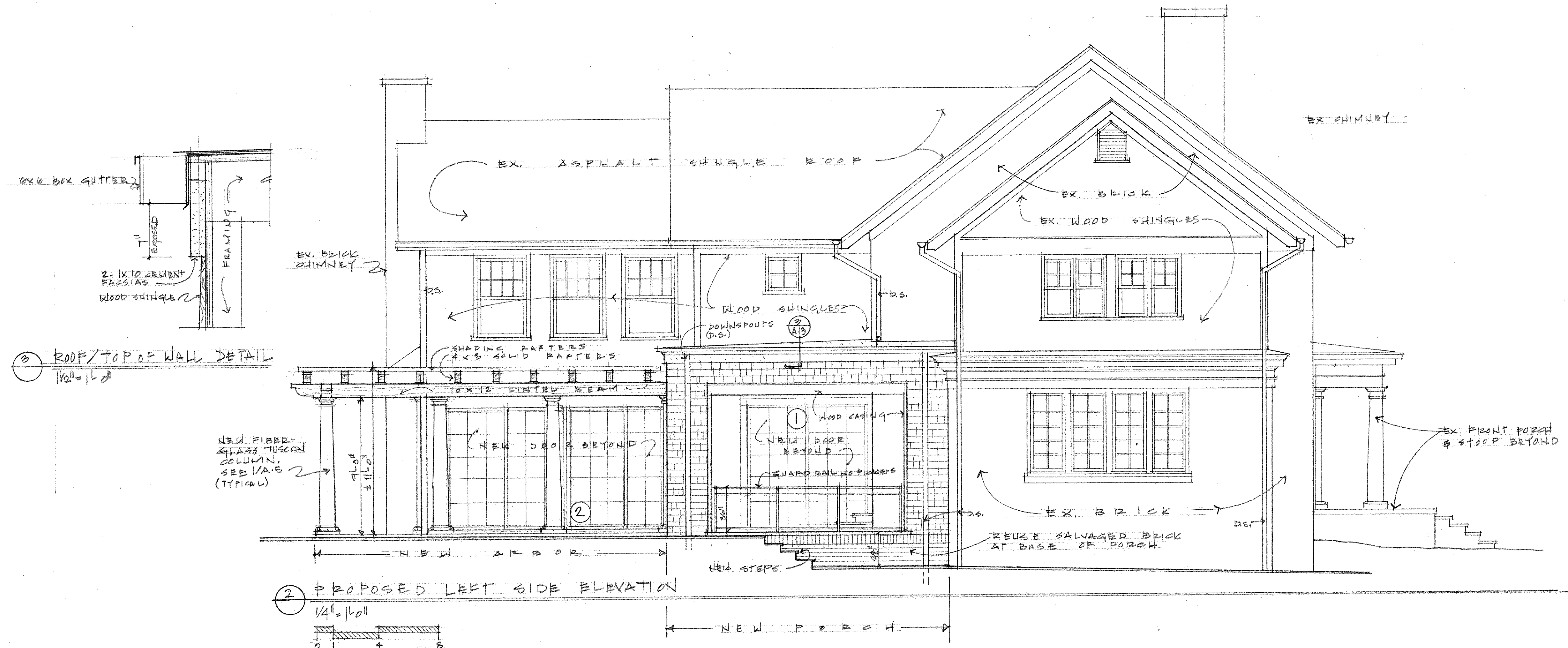
② (1 UNIT)

A PROPOSED RENOVATION
FOR
RICHARD & LENA MURPHY
1020 SPRINGDALE ROAD, ATL GA 30307

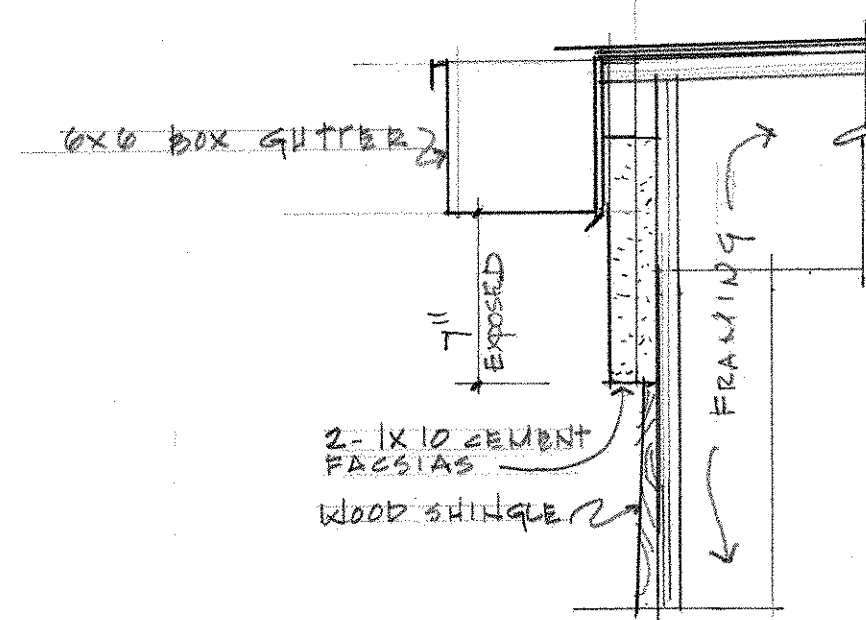
Date	15 JAN. 2024
Scale	
Drawn	
Job	
Sheet	A.2
Of	Sheets



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



3 ROOF/TOP OF WALL DETAIL
1/4" = 1'-0"

REVISIONS BY

PROPOSED RENOVATION
FOR
RICHARD & LENA MURPHY
1020 SPRINGDALE ROAD, ATL, GA 30307

Date 15 JAN 2024
Scale
Drawn
Job
Sheet
A-3
Of Sheets

[illegible]

A PROPOSED RENOVATION
#00

RECTOR

020 S 4 17 G D X L E ROAD, A T L. GA. 30307

Date 15 JAN 2024

Scale

Drawn

Job

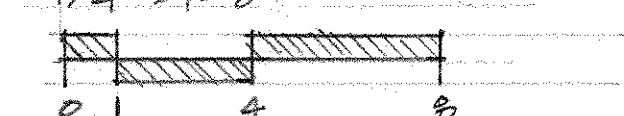
Sheet

A-4

Of Sheets



① PROPOSED RIGHT SIDE ELEVATION

$$|14| = |1 - 2|$$


② PROPOSED FRONT ELEVATION

$$1/4" = 16 \text{ 011}$$

From: [Paige V. Jennings](#)
To: [Cullison, David](#)
Subject: FW: 1020 Springdale Rd certificate of appropriateness Revised Historic Site Plan 3-11-24-Vedder attachment
Date: Monday, March 11, 2024 12:05:54 PM
Attachments: [1020 SPRINGDALE ROAD REVISED HISTORIC SITE PLAN - VEDDER SURVEYS - 03-11-2024.pdf](#)

I believe this in response to your questions regarding the set back for 1020 Springdale.



From: george vedder <george@veddersurvey.com>
Sent: Sunday, March 10, 2024 8:50 PM
To: Lena Murphy <lenamurphy@mac.com>
Cc: Francis Kirkpatrick <fck.kirkpatrick@gmail.com>; Paige V. Jennings <pvjennings@dekalbcountyga.gov>
Subject: Re: 1020 Springdale Rd certificate of appropriateness Revised Historic Site Plan 3-11-24-Vedder attachment

No, my mistake, the setback was incorrect on the original plan we submitted, so when I adjusted the setback to be 35' along right of way of "Byway", the pool was already at 34.99', so I moved pool it 0.01' to make it 35' from the right of way of Byway.

The perimeter fence does not work for our requirements, We have to have a fence closer to the pool with auto locking-child proof gates.

On this revision, I sort of squared the pool off with the house and place 2 gates with the childproof -auto locking along each line for access.

I'm not sure it DeKalb requires alarms for your windows and doors inside your house, but I guess they will let me know if it's needed.

As for the addition, I think I've addressed that as well.

Let me know if you have any questions or concerns.
Thank you.

GEORGE VEDDER, PLS

678-544-2585

39 Forsyth Landing Blvd.,

FORSYTH, GA. 31029-2928

From: Lena Murphy
Sent: Saturday, March 9, 2024 12:57 PM
To: george vedder
Cc: Francis Kirkpatrick
Subject: Re: 1020 Springdale Rd certificate of appropriateness application COMMENTS

Hi George

Thanks for getting back to me quickly yesterday.

I spoke with Francis, but wasn't at my desk looking at your questions or the plan.

From memory, he said that we will have the granite wall to match the existing retaining wall, and that the pool fence is the existing wrought iron fence and he said to just send a photo of the existing fence - do I have that right Francis? And the pool will have to move closer to the house to adhere to the 35' rule.

The height of the existing fence is approximately 4ft. Does it need to be higher? I can send a photo if you like?

Thanks!

On Mar 8, 2024, at 4:47 PM, george vedder <george@veddersurvey.com> wrote:

Fri 3/8/2024 4:37 PM-Hi Lena

I've made most of the needed corrections however, I need your help to answer the following:
Please let me know where you plan to have your pool fence. (linework)
I also need to know the height and type of fence you would like.
Please sketch the pool fence and send, or if you just want to just call me and we'll go over it.
Thank you,

GEORGE VEDDER, PLS
678-544-2585
39 Forsyth Landing Blvd.,
FORSYTH, GA. 31029-2928

From: Lena Murphy
Sent: Friday, March 8, 2024 3:59 PM
To: Francis Kirkpatrick; george vedder
Subject: Fwd: 1020 Springdale Rd certificate of appropriateness application

Hi Francis and George

We have the historic preservation signs up, and we are starting to get a few questions.

Any help with the questions below would be much appreciated!

Many thanks! Lena

Begin forwarded message:

From: "Cullison, David" <dcullis@dekalbcountyga.gov>
Subject: 1020 Springdale Rd certificate of appropriateness application
Date: March 8, 2024 at 3:21:01 PM EST
To: "jenamurphy@mac.com" <jenamurphy@mac.com>
Cc: "Paige V. Jennings" <pvjennings@dekalbcountyga.gov>

Good afternoon, Ms. Murphy.

I am assisting Ms. Jennings pulling together the staff reports for the preservation commission this month, and I have a few questions and comments for you.

1. On the site plan, please show the distance the pool is from The By Way right-of-way.
2. How tall will the pool fence be and what will it look like?
3. Is the rear wing an addition?

The zoning code setback on The By Way side of the property is 35' rather than the 8.5' shown. This will not affect the historic preservation review but if the pool is less than 35' from the right-of-way, it will affect your building permit review. If the distance is less than 35' you may apply for a variance to decrease the required distance, but approval is not guaranteed. The granite wall may project into the setback without a problem.

Thank you.
<Outlook-uwozxi.png>

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 150690002G, DATED 8-15-2019

OUR TEAM

SURVEYOR: SITE PLAN DESIGNER
David Cullison
Senior Planner/Historic Reviewer
404-371-2247 ext 400
470-371-3023 cell
EMAIL: DCULLISON@DEKALBCOUNTYGA.GOV

ARCHITECT/DESIGNER
3872 HARTS WILL LANE
BROOKHAVEN, GA 30319
BROOKHAVEN@TRICKQUAD.COM

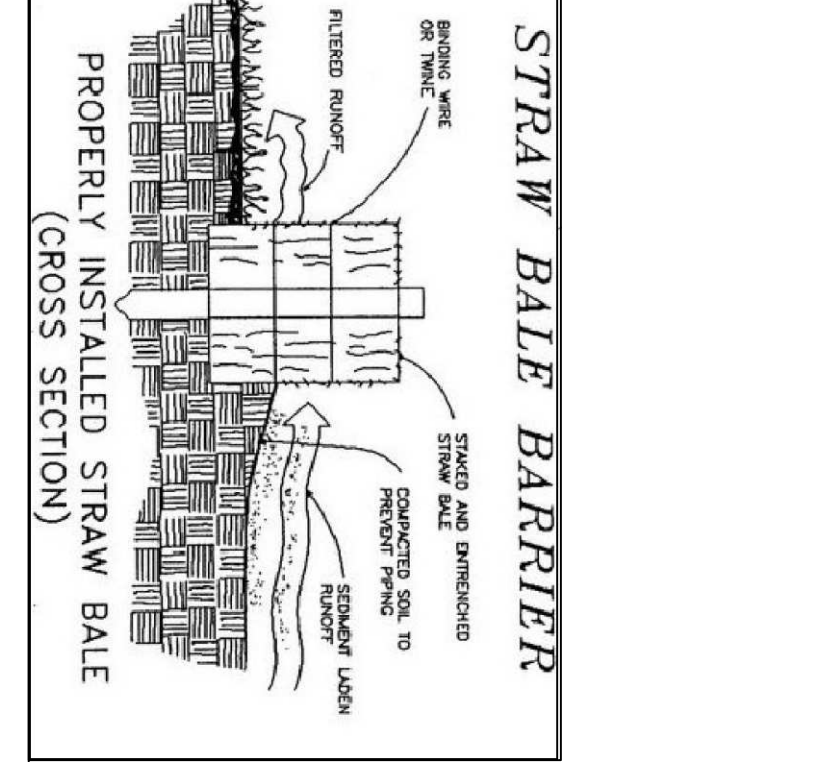
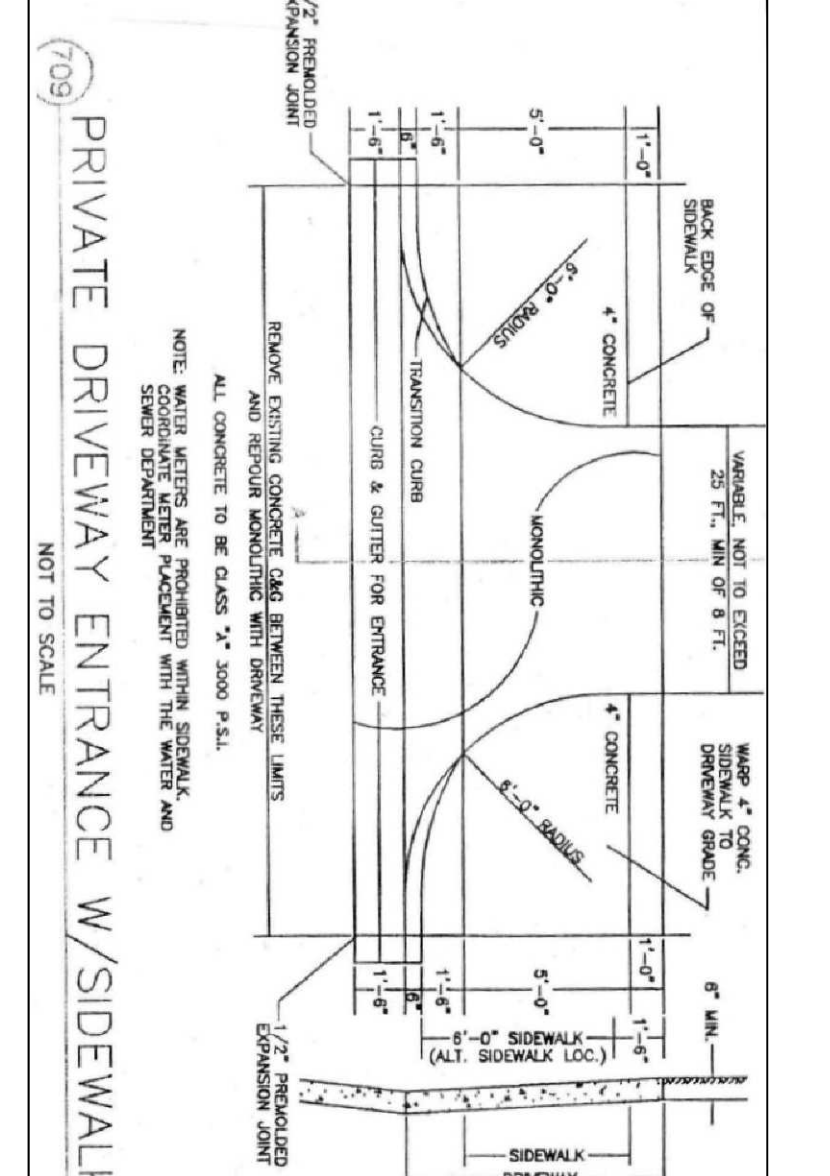
OWNER'S NAME
ANDREW P. JACKSON
1020 SPRINGDALE ROAD
ATLANTA, GA 30329
EMAIL: LEMM@PHVMAC.COM

CONTRACTOR'S NAME (TBD)

LEGEND

- 1. POINT OF BEGINNING
- 2. IRON PIN FOUND
- 3. OPEN TOP PIN
- 4. REINFORCING BAR
- 5. RIGHT-OF-WAY
- 6. LAND LOT
- 7. STORM DRAIN
- 8. POWER POLE
- 9. WATER METER
- 10. GAS METER
- 11. LAMP POLE
- 12. SANITARY SEWER
- 13. RAILROAD ELEV.
- 14. FENCE
- 15. HARDWOOD
- 16. PINE

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
DS1	STANDARD AREA STABILIZATION	DS1	DS1	Establishing temporary protection from erosion by seeding and mulching on eroded areas.
DS2	STANDARD AREA STABILIZATION	DS2	DS2	Establishing a permanent vegetative cover with fast growing species on eroded areas.
DS3	STANDARD AREA STABILIZATION	DS3	DS3	Establishing a permanent vegetative cover with fast growing species on eroded areas.
CO	CONSTRUCTION	CO	CO	A concrete stone and gravel structure used to provide a stable base for a structure or to provide a stable base for a structure.
SE	SEGMENT	SE	SE	Segment of a structure or a structure.
SB	SEGMENT	SB	SB	Segment of a structure or a structure.



HISTORIC SITE PLAN

THE BY WAY 60' R/W (ASSUMED)

SPRINGDALE ROAD 50' R/W

LAND LOT LINE

POINT OF BEGINNING

SEWER LINE

STORM

WHITE LINE

YELLOW LINE

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

STORM

From: [Cullison, David](#)
To: [Lena Murphy](#)
Cc: [george@veddersurvey.com](#); [Francis Kirkpatrick](#); [Paige V. Jennings](#)
Subject: RE: 1020 Springdale Rd certificate of appropriateness Revised Historic Site Plan 3-11-24-Vedder attachment
Date: Wednesday, March 13, 2024 3:29:00 PM
Attachments: [image001.png](#)

This is formal enough. You can probably get by without the report, I just like to try to cover all possibilities.



From: Lena Murphy <lenamurphy@mac.com>
Sent: Wednesday, March 13, 2024 2:07 PM
To: Cullison, David <ddcullis@dekalbcountyga.gov>
Cc: george@veddersurvey.com; [Francis Kirkpatrick](mailto:Francis Kirkpatrick@gmail.com) <fck.kirkpatrick@gmail.com>; [Paige V. Jennings](mailto:Paige V. Jennings@dekalbcountyga.gov) <pvjennings@dekalbcountyga.gov>
Subject: Re: 1020 Springdale Rd certificate of appropriateness Revised Historic Site Plan 3-11-24-Vedder attachment

Hi David

Happy to withdraw that part of the application - do I need to do it formally or is letting yourself know enough?

I apologize, I have not gone through this process before. I mentioned the living fence as I wanted to assure the county that what is happening in the rear of the house wouldn't impact the view from The By Way. We will apply for that at a later stage.

With regards to the arborist, I do not have a formal report. I had an arborist come and check the trees next to the one that fell to reassure me that the larger one that is leaning over our house would not be falling in the near future also. He did not provide a formal report. Is a report from an arborist required at this stage?

Thanks, Lena

On Mar 13, 2024, at 8:49 AM, Cullison, David <ddcullis@dekalbcountyga.gov> wrote:

Good morning, Lena.

Thank you for the information.

Please send me the arborist's report.

I would be happy to discuss the living fence with you at some point, but for now I suggest you withdraw that part of the application since you haven't made decisions about it yet. You can re-apply for it later on.

We have a recommended plant list at [p90 \(dekalbcountyga.gov\)](https://p90.dekalbcountyga.gov). In addition to the plants on the list native plants are acceptable even if they are not listed.

<image001.png>

From: Lena Murphy <lenamurphy@mac.com>
Sent: Tuesday, March 12, 2024 8:42 PM
To: Cullison, David <ddcullis@dekalbcountyga.gov>
Cc: george@veddersurvey.com; [Francis Kirkpatrick](mailto:Francis Kirkpatrick@gmail.com) <fck.kirkpatrick@gmail.com>; [Paige V. Jennings](mailto:Paige V. Jennings@dekalbcountyga.gov) <pvjennings@dekalbcountyga.gov>
Subject: Re: 1020 Springdale Rd certificate of appropriateness Revised Historic Site Plan 3-11-24-Vedder attachment

Hi David

As the previous owners of our home have done a pretty wonderful job of the landscaping, we have not engaged a separate landscape architect as we will be doing minimal work from that perspective.

So the living fence/landscaping has come from my husband Richard and I after talking with various general/fence contractors, and an arborist. As of now the company we like is a local company based in Marietta called Living Fences: <https://living-fences.com/living-fence-options/>

We have not made any decisions on exactly which varietal as yet as all the contractors will be coming in and out on The By way side so it will be the last thing to do. However, being a local company we know they'll be native scrubs suited to our climate. Does the county have a preference for type/height of living fences?

The trees to be removed are oak. We've had a preliminary inspection of them from an arborist (Tim McDowell from Pelfrey Company Tree Service). We had another oak right next to the 25" that fell last year during a storm and blocked The By Way for a week. The other trees are of the same vintage and the larger one is leaning towards our house and would land on my boys bedrooms if it fell. We did look at many options to work around that tree, but almost any backyard work is likely to damage it unfortunately.

I hope that answers your questions and please let me know if you have any more.

Many thanks, Lena

On Mar 12, 2024, at 3:15 PM, Cullison, David <ddcullis@dekalbcountyga.gov> wrote:

Thank you for your previous responses, but I'm afraid I've come up with two more questions.

1. The application mentions a living fence/landscaping to block the view from the street, but I don't see that addressed anywhere. Can you provide more information, or would you like to address it at another time?
2. What kind of trees are the 41" and 25" hardwoods that will be removed?

Thank you.

<image002.png>

From: Cullison, David
Sent: Monday, March 11, 2024 12:07 PM
To: [Paige V. Jennings](mailto:Paige V. Jennings@dekalbcountyga.gov) <pvjennings@dekalbcountyga.gov>
Subject: RE: 1020 Springdale Rd certificate of appropriateness Revised Historic Site Plan 3-11-24-Vedder attachment

Yes, thank you.

<image002.png>

From: [Paige V. Jennings](mailto:Paige V. Jennings@dekalbcountyga.gov) <pvjennings@dekalbcountyga.gov>
Sent: Monday, March 11, 2024 12:05 PM
To: Cullison, David <ddcullis@dekalbcountyga.gov>
Subject: FW: 1020 Springdale Rd certificate of appropriateness Revised Historic Site Plan 3-11-24-Vedder attachment

I believe this in response to your questions regarding the setback for 1020 Springdale.

<image003.jpg>

From: [george vedder](mailto:george vedder@veddersurvey.com) <george@veddersurvey.com>
Sent: Sunday, March 10, 2024 8:50 PM
To: Lena Murphy <lenamurphy@mac.com>
Cc: [Francis Kirkpatrick](mailto:Francis Kirkpatrick@gmail.com) <fck.kirkpatrick@gmail.com>; [Paige V. Jennings](mailto:Paige V. Jennings@dekalbcountyga.gov) <pvjennings@dekalbcountyga.gov>
Subject: Re: 1020 Springdale Rd certificate of appropriateness Revised Historic Site Plan 3-11-24-Vedder attachment

No, my mistake, the setback was incorrect on the original plan we submitted, so when I adjusted the setback to be 35' along right of way of "Byway", the pool was already at 34.99', so I moved pool it 0.01' to make it 35' from the right of way of Byway.

The perimeter fence does not work for our requirements, We have to have a fence closer to the pool with auto locking-child proof gates.

On this revision, I sort of squared the pool off with the house and place 2 gates with the childproof -auto locking along each line for access.

I'm not sure it Dekalb requires alarms for your windows and doors inside your house, but I guess they will let me know if it's needed.

As for the addition, I think I've addressed that as well.

Let me know if you have any questions or concerns.
Thank you.

GEORGE VEDDER, PLS
678-544-2585
39 Forsyth Landing Blvd.,
FORSYTH, GA. 31029-2928

From: Lena Murphy
Sent: Saturday, March 9, 2024 12:57 PM
To: george vedder
Cc: Francis Kirkpatrick
Subject: Re: 1020 Springdale Rd certificate of appropriateness application COMMENTS

Hi George

Thanks for getting back to me quickly yesterday.

I spoke with Francis, but wasn't at my desk looking at your questions or the plan.

From memory, he said that we will have the granite wall to match the existing retaining wall, and that the pool fence is the existing wrought iron fence and he said to just send a photo of the existing fence - do I have that right Francis? And the pool will have to move closer to the house to adhere to the 35' rule.

The height of the existing fence is approximately 4ft. Does it need to be higher? I can send a photo if you like?

Thanks!

On Mar 8, 2024, at 4:47 PM, george vedder <george@veddersurvey.com> wrote:

Fri 3/8/2024 4:37 PMHi Lena

I've made most of the needed corrections however, I need your help to answer the following:
Please let me know where you plan to have your pool fence. (linework)
I also need to know the height and type of fence you would like.
Please sketch the pool fence and send, or if you just want to just call me and we'll go over it.
Thank you,

GEORGE VEDDER, PLS
678-544-2585
39 Forsyth Landing Blvd.,
FORSYTH, GA. 31029-2928

From: Lena Murphy
Sent: Friday, March 8, 2024 3:59 PM
To: Francis Kirkpatrick; george vedder
Subject: Fwd: 1020 Springdale Rd certificate of appropriateness application

Hi Francis and George

We have the historic preservation signs up, and we are starting to get a few questions.

Any help with the questions below would be much appreciated!

Many thanks! Lena

Begin forwarded message:

From: "Cullison, David" <dcullife@dekalbcountyga.gov>
Subject: 1020 Springdale Rd certificate of appropriateness application
Date: March 8, 2024 at 3:21:01 PM EST
To: "lanamurphy@mac.com" <lanamurphy@mac.com>
Cc: "Paige V. Jennings" <pvjennings@dekalbcountyga.gov>

Good afternoon, Ms. Murphy.

I am assisting Ms. Jennings pulling together the staff reports for the preservation commission this month, and I have a few questions and comments for you.

1. On the site plan, please show the distance the pool is from The By Way right-of-way.
2. How tall will the pool fence be and what will it look like?
3. Is the rear wing an addition?

The zoning code setback on The By Way side of the property is 35' rather than the 8.5' shown. This will not affect the historic preservation review but if the pool is less than 35' from the right-of-way, it will affect your building permit review. If the distance is less than 35' you may apply for a variance to decrease the required distance, but approval is not guaranteed. The granite wall may project into the setback without a problem.

Thank you.
<Outlook-uwozxiil.png>